

*Town of*



**AMHERST** *Massachusetts*

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**COMMUNITY PRESERVATION ACT COMMITTEE**

**COMMUNITY PRESERVATION ACT COMMITTEE (CPAC)  
REPORT TO ANNUAL TOWN MEETING APRIL 2012  
RECOMMENDATIONS FOR FISCAL YEAR 2013**

The Community Preservation Act Committee is pleased to present this report to Town Meeting. We have outlined below the expenditures that we are recommending this year. We reviewed proposals submitted by the various Boards and Committees related to community housing, historic preservation, open space preservation and recreation. Many of these projects are items that might never be accomplished with regular operating funds in the Town budget, so we all owe a debt of gratitude to the taxpayers for the importance that they have placed on community housing, open space, and preservation of historical resources.

We are recommending a total of \$532,834 in expenditures of CPA funds. There is a projected \$738,357 available in CPA funds, based on estimated tax revenues yet to be received, along with the estimated state funds and remaining estimated surplus. The CPAC's votes on specific projects are shown in parentheses.

Please note that on the last page of this packet, we have outlined the funds which have been returned to the CPA fund, either because projects were completed under budget, or because the project did not move forward due to some circumstance that was beyond the control of the CPA Committee. These funds are included in the total available for allocation.

**Rationale**

The CPA committee received many worthy requests this year, and was able to recommend a majority of them. Some projects that came before us were deemed "not ready for funding at this time", and our strategy in recommending that we obligate future CPA money through bonding takes into account the understanding that some of these projects may need significant funds at some future point. It was our desire to accumulate a large enough surplus in the CPA account to give us the opportunity to revisit these or other projects at a future Town Meeting.

In allocating the Community Preservation Act 1.5% surcharge and state funds (25% for Fiscal Year 2013), the Community Preservation Act Committee (CPAC) committed to:

- a) Advancing projects currently underway
- b) Projects broadly supported across committees and Town departments, or

- c) Meeting ongoing legal obligations, under the Community Preservation Act, cities and towns are required to spend a minimum of 10% of collected funds on each of the three following categories:
- Affordable Housing creation and support
  - Historic Building, Landscape & Resource acquisition and preservation
  - Open Space acquisition and preservation
  - The remaining 70% may be directed toward any of the above three categories or for land used as Recreation Space.

For FY2013 CPAC recommends an appropriation of \$532,834

<i>Category</i>	<i>Article #</i>	<i>\$ request</i>	<i>% total ** appropriation <sup>1</sup></i>
Affordable Housing	21/12	\$ 296,660	56%
Historical Preservation	21/12	\$ 114,619	22%
Open Space	21A/21B	\$ 50,000	9%
Recreation	21/12	\$ 69,555	13%
Administration	21	\$ 2,000	0%
<b>Total</b>		<b>\$ 532,834</b>	<b>100%</b>

The breakdown across categories in percentage terms is as follows:

<sup>1</sup> Components are rounded.

<sup>2</sup> Article 12 refers to debt service as part of FY13 operating budget.

\*\* This percentage represents total appropriations, not the 10% minimum allocation requirement on new revenues. The FY13 new revenue is estimated to be \$474,500.

## PROJECT DETAILS:

### DEBT SERVICE

**Debt Service \$123,834 total (CPAC Vote: 9-0)** - Debt Service is one of the functional areas that is separately voted. These debt obligations are part of that debt service and Town Meeting votes this portion of the CPAC allocations within that functional area. The CPAC portion will show up as a financing source for a total of \$123,834.

Some of this debt has been re-financed to achieve more favorable interest rates, so the years left on the debt service may have changed from previous information. This does not change the overall costs of any of the projects.

The Plum Brook payment represents year 8 of 10 for the multi-use athletic field project. Town Hall Masonry payment represents year 3 of 10 of debt service associated with repairs to the exterior masonry of Amherst's 1889 Town Hall. Hawthorne Property

payment represents year 2 of 10 for purchase of land for recreational and affordable housing purposes. The Amherst Housing Authority payment represents the rehabilitation of 22 existing affordable housing units in Amherst. In FY2012, \$47,250 was appropriated for this debt service; however the borrowing will not occur until the end of FY 2012. This resulted in a pay down of principal not due until FY2013. The funds voted for FY2012 will be paid out in FY2013 and the next payment will be appropriated in the FY2014 budget process. These payments are obligated under previous votes of Town Meeting to authorize issuance of a bond to pay for the projects.

<b>Plum Brook Recreation Area</b>	<b>\$34,215</b>
<b>Town Hall Masonry</b>	<b>\$27,619</b>
<b>Hawthorne Property</b>	<b>\$62,000</b>
<b>Amherst Housing Authority</b>	<b>\$ <u>0</u></b>
	<b>\$123,834</b>

## **FY13 PROJECTS**

### ***HOUSING***

**Habitat for Humanity, \$20,000 (CPAC Vote: 8 -0- 1)** – Last year Pioneer Valley Habitat received \$40,000 of Community Preservation Act Funds for the construction of a home to be built on donated land on Belchertown Road (Map and parcel: 21B-68). These CPA funds will be used to run water/sewer lines to the home, complete the site work, install the foundation, and purchase construction materials. During the permitting process it was discovered that some additional site work was needed in order to make this site buildable. The cost of the additional work will be \$20,000. All mortgage payments are used by Habitat to help build more homes. An allocation to Habitat is not a onetime donation – it is a long-term investment that is continuously reinvested in meeting the housing needs of very low income families who then pay property tax to the Town on these homes.

**HAP Olympia Oaks Project, \$250,000 (CPAC Vote: 7-0)** – **HAP** Housing is requesting \$250,000 of Town CPA funds to be used as part of the construction funding for the proposed new housing development, Olympia Oaks, at the end of Olympia Drive. Olympia Oaks will provide 42 units of affordable rental housing suitable for families with more than 75% of the units containing two or more bedrooms. Three units will be fully handicapped accessible with accessible kitchens and baths to accommodate wheelchair-bound residents and three will be designed for the hearing impaired. Public areas, including the community room, will also be accessible. **HAP** Housing also plans to make the units as energy efficient as possible, meeting EnergyStar guidelines.

All of the housing units at Olympia Oaks will have residents whose income is below 60% of area median income. Beyond that, HAP has proposed to DHCD that eight units, representing 19% of the project's total units, be reserved for extremely low income households, those with incomes at or below 30% of area median income. HAP is also

proposing that eight project based Section 8 subsidies be awarded by DHCD to Olympia Oaks, and that a preference for recently homeless households be created for two of these eight units. Previously \$200,000 of CPA funds have been used on this project.

### ***HISTORIC PRESERVATION***

**West Cemetery Fencing for Dickinson Plot, \$40,000 (CPAC Vote: 8-0-1)** – The Dickinson Family plot fence, originally fabricated and installed in the mid-19<sup>th</sup> Century, is one of the most visited tourist destinations in Town. However, the fence has received minimal maintenance and inexpensive short-term repairs throughout its life, resulting in significant structural damage and disrepair. Preservation of the fence would not only help keep one of three extant metal works in the cemetery in place, it would support the cultural and historic tourism of the community.

Using CPA funds previously allocated for the restoration of the fence, the Town hired Martha Lyon, Landscape Architect and Preservationist, to draft the bid specifications and provide project oversight. With the specifications in hand the Historical Commission went through the formal Request for Proposal (RFP) process last year to restore the Dickinson family fence, however, the received bid amount was significantly more than expected due to the deterioration of the fence. Those responding to the RFP advised that restoration be completed as one project and not done piecemeal to help retain the fence's historical significance and integrity and longevity of the work. Restoration includes stabilization and reconditioning so that it could stand for another 150 years, and would meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, ensuring that all materials and physical repairs are of the highest quality.

**Amherst Historical Society Roof Repair, \$25,000 (CPAC Vote 9-0)** – These funds are needed for roof repairs, specifically the replacement of the cedar shingles on the front mansard roof of the Simeon Strong House, the three smaller porch roofs and if the bids allow, the metal side roof. The gutter below the mansard roof needs to be replaced so that water can run off the building properly. Restoration of the roof would complete an ongoing project and return the roof to a more historically accurate and appropriate design and material. These roof repairs follow up on roof repairs at the rear of the Simeon Strong House which were completed in 2011. Using previous CPA funding of \$45,000, the rear mansard shingles were replaced and the west wing was re-roofed, which entailed carpentry work on the mansard slope and around a chimney, plus replacement of gutters.

The Simeon Strong House was built in the 1750s and has served as the home of the Amherst Historical Society since 1916. It functions as a museum, preserving and displaying artifacts from the long history of the Town of Amherst. The roof repairs were recommended in a 2002 engineering survey of the house. The shingles are very old. Some have suffered impact damage from branches falling from the adjacent giant sycamore tree, which is over 250 years old. Many of the shingles are warped and past the end of their useful life. Green mold or moss is growing vigorously on the shingles over the front entrance of the house. Moss with spore stems is growing on the shingles

over the door from the east parlor to the garden. The shingles over the street-side entrance also are weathered, and the metal roof over the adjacent bay is rusted and in need of replacement.

**Amherst Historical Society Database, \$22,000 (CPAC Vote 7-0)** – Creation of an electronic database is an integral step in the preservation of the Town’s history, allowing the Society to properly catalogue each artifact, assess its condition, and determine the best method for storage and restoration. This project builds on the study by Marianne Curling, Consulting Curator, which was supported in part by previously awarded CPA funds.

The collection, consisting of over 5,000 historic objects, is currently exhibited and stored in some 15 rooms in the Simeon Strong House, with another portion, mostly papers, photographs and paintings, held securely at the Jones Library. Unfortunately no complete list enumerating each acquisition was ever maintained—there are numerous sets of records that partially inventory the collection. However, they are in a number of formats, both paper and electronic, and cannot be easily compared or checked by location. The master database created under CPA funding will include basic descriptions, accession numbers, location, digital images tied to unique document numbers, and other data, such as the object provenance including the donor name and date of acquisition. Creating a searchable electronic data base will also provide the Society and the community with an essential tool for years hereafter. A searchable index will also simplify curating future exhibits and improve the educational efforts of the Society.

## ***OPEN SPACE***

**Open Space Surveys and appraisals, \$25,000 (CPAC Vote: 9-0)** - Funding for required appraisals and surveys can often mean the difference between a land preservation project moving forward or not. Currently, the Conservation Department budget does not include funds for appraisals or any of the other due diligence costs. This funding is critical to get projects started and establish value. Previously allocated CPA funds will not be adequate for the expected number of open space appraisals and surveys needed.

**North Amherst Farm (Nickerson Property), \$25,000 (CPAC Vote: 7-0)** – The Nickerson Farm is a small but important parcel of land adjacent to the North Amherst Community Farm (NACF) just east of North Pleasant Street. The family is working with the Town to conserve their land and approximately .74 acres of NACF property as well. In total, almost 5 acres would be permanently protected by a Conservation Restriction on both properties. With a modest investment of CPA funds this project will leverage significant private investment while helping to support another Amherst-based farmer. Conserving additional farmland in North Amherst adjacent to an existing APR is consistent with goals stated in the Master Plan and Open Space and Recreation Plan.

## ***ADMINISTRATION***

March 16, 2012

**Fund CPC administrative expenses, \$2,000 (CPAC Vote: 9-0)** - These funds will be used primarily to pay the annual membership dues in the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities. These funds also pay for public meeting notices and other administrative costs.

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**Respectfully submitted:**

Peter Jessop (Chair)	Housing Authority	549-1440
Mary Streeter (Vice Chair)	at Large	253-2441
Ellen Kosmer	at Large	253-7690
Stanley Ziomek	LSSE Commission	549-1717
Sandra Anderson	Planning Board	695-8969
Linda Faye	Historical Commission	
Paris Boice	Conservation Commission	687-2048
Michael Jacques	at Large	230-3230
Marilyn Blaustein	at Large	253-5963

<b>CPAC FY2013 Recommendations to Town Meeting</b>						
16-Mar-12						
<b>TOWN OF AMHERST, MASSACHUSETTS</b>						
<b>COMMUNITY PRESERVATION ACT COMMITTEE</b>						
<b>FY13 FUNDING RECOMMENDATIONS - BY CATEGORY</b>						
<b>Project</b>	<b>Affordable Housing</b>	<b>Historic Preservation</b>	<b>Open Space</b>	<b>Recreation</b>	<b>Admin</b>	<b>TOTAL</b>
Administrative appropriation					2,000	2,000
Habitat for Humanity	20,000					20,000
HAP Olympia Oaks Project General Construction	250,000					250,000
West Cemetery Fencing for Dickinson plot		40,000				40,000
Amherst Historical Society Roof Repair		25,000				25,000
Amherst Historical Society Database		22,000				22,000
Town Hall Masonry Debt (year 3 of 10)		27,619				27,619
Plum Brook Debt (year 8 of 10)				34,215		34,215
Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 2 of 10)	26,660			35,340		62,000
Open Space Surveys and appraisals			25,000			25,000
North Amherst Community Farm (Nickerson Property)			25,000			25,000
Budgeted Reserve (\$200,000)						-
						-
<b>Total Recommended FY13</b>	<b>296,660</b>	<b>114,619</b>	<b>50,000</b>	<b>69,555</b>	<b>2,000</b>	<b>532,834</b>
<b>% of Total Allocated by Category</b>	<b>55.7%</b>	<b>21.5%</b>	<b>9.4%</b>	<b>13.1%</b>	<b>0.4%</b>	<b>100%</b>
<b>ESTIMATED AVAILABLE FUNDS - FY13</b>						
Estimated 6/30/12 Fund Balance	264,286	includes returned appr's & budgeted reserve				
Local Surcharge (1.5%)	376,000					
State Match for FY12 received in FY13	98,071	25%	474,071	<b>New Revenue</b>		
Total Estimated Funds	738,357		47,407	10%		
Total Recommended to Town Meeting	(532,834)					
Remaining Estimated Surplus	205,523					
Budgeted Fund Balance	(200,000)					
Remaining Estimated Surplus	5,523					
<b>House Keeping items</b>						
continued obligations - Debt Service	123,834					

March 16, 2012

		<b>Community Preservation Act</b>			
		<b>Ongoing Project Balances</b>			
		<b>As of March 16, 2012</b>			
		<b>ORIGINAL BUDGET</b>	<b>TOTAL EXPENDED</b>	<b>OPEN ENCUMBRANCES</b>	<b>AVAILABLE BALANCE</b>
<b>AFFORDABLE HOUSING</b>					
0919A	OLYMPIA DRIVE	\$ 150,000.00	\$ 147,406.05	\$ 820.00	\$ 1,773.95
0824B	CONSULTANT SERVICES MANAGEMENT FOR DEF LOANS	\$ 5,000.00	\$ 5,000.00		\$ -
0919B	HABITAT FOR HUMANITY-AMHERST COLLEGE	\$ 30,000.00	\$ 30,000.00		\$ -
1018A	HABITAT FOR HUMANITY-AMHERST COLLEGE	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -
1117E	HABITAT FOR HUMANITY-AMHERST COLLEGE	\$ 50,000.00	\$ 50,000.00		\$ -
1117C	AMHERST HOUSING AUTHORITY (B) 22 UNIT REHAB	\$ 350,000.00		\$ 350,000.00	\$ -
1107C	ROLLING GREEN STUDY	\$ 25,000.00			\$ 25,000.00
1220D	HABITAT FOR HUMANITY-BELCHERTOWN ROAD	\$ 40,000.00			\$ 40,000.00
1220E	APPRAISALS AND SURVEYS	\$ 20,000.00	\$ 1,000.00	\$ 1,800.00	\$ 17,200.00
1220F	HAWTHORNE HOUSE FEASIBILITY STUDY	\$ 10,000.00			\$ 10,000.00
<b>TOTAL AFFORDABLE HOUSING</b>		<b>\$ 710,000.00</b>	<b>\$ 263,406.05</b>	<b>\$ 352,620.00</b>	<b>\$ 93,973.95</b>
<b>RECREATION</b>					
0921B	RECREATION APPRAISALS/SURVEYS	\$ 20,000.00	\$ 11,010.00		\$ 8,990.00
0735	SIGNS FOR TOWN AND SCHOOL FIELDS	\$ 20,000.00	\$ -		\$ 20,000.00
1220P	BIKE PATH CONNECTOR	\$ 50,000.00			\$ 50,000.00
<b>TOTAL RECREATION</b>		<b>\$ 90,000.00</b>	<b>\$ 11,010.00</b>	<b>\$ -</b>	<b>\$ 78,990.00</b>
<b>OPEN SPACE</b>					
	OPEN SPACE APPRAISALS/SURVEYS	\$ 58,500.00	\$ 35,354.05	\$ 10,650.00	\$ 12,495.95
1117D	OPEN SPACE/SZWACZ	\$ 18,000.00	\$ 18,000.00		\$ -
1107A	STOSZ PROPERTY	\$ 45,000.00	\$ 40,338.30		\$ 4,661.70
1220C	STOSZ PROPERTY	\$ 150,000.00	\$ 140,000.00		\$ 10,000.00
<b>TOTAL OPEN SPACE</b>		<b>\$ 121,500.00</b>	<b>\$ 93,692.35</b>	<b>\$ 10,650.00</b>	<b>\$ 27,157.65</b>
<b>HISTORIC PRESERVATION</b>					
0733E	INTERPRETIVE SIGNS - DICKINSON -WEST CEMETERY	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
1018L	HISTORIC SIGNS (Writer's Walk - Dickinson, Frost, Francis, etc.)	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
	SURVEY, INVENTORY & DOCUMENT CONDITION AT NORH & SOUTH CEMETERIES	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
0733A	SOUTH CEMETERIES	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
0733C	HISTORICAL RESEARCH EAST VILLAGE CENTER	\$ 10,000.00			\$ 10,000.00
0733G	EXPAND EAST VILLAGE NATIONAL HISTORIC DISTRICT	\$ 10,000.00	\$ 1,207.01	\$ -	\$ 8,792.99
	APPRAISALS AND SURVEYS FOR POTENTIAL HISTORIC RESTRICTIONS OR EASEMENTS	\$ 3,300.00	\$ 2,350.00	\$ 950.00	\$ -
0733H	RESTRICTIONS OR EASEMENTS	\$ 3,300.00	\$ 2,350.00	\$ 950.00	\$ -
0825A	WEST CEMETERY TOWN TOMB ENGINEERING STUDY	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
	HISTORIC REGISTER DISTRICT NOMINATIONS BAY ROAD CORRIDOR & OUTLYING HISTORIC BUILDINGS	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
0825F	CORRIDOR & OUTLYING HISTORIC BUILDINGS	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
	MASS HISTORIC COMMISSION GRANT MATCH SURVEY & PLANNING	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
0825H	PLANNING	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
	HISTORIC PRESERVATION RESTRICTIONS APPRAISALS AND SURVEYS	\$ 10,000.00	\$ 1,800.00		\$ 8,200.00
0825I	SURVEYS	\$ 10,000.00	\$ 1,800.00		\$ 8,200.00
	JONES LIBRARY ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 40,000.00	\$ 24,318.37		\$ 15,681.63
	TOWN CLERK ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 50,000.00	\$ 49,400.56	\$ 599.44	\$ 0.00
1018M	HISTORIC REGISTER DISTRICT NOMINATION (Dickinson District expansion & new Amherst Depot District)	\$ 10,000.00			\$ 10,000.00
1018N	HISTORIC RESOURCE INVENTORY ( Phase II, Historic Bams/Outbuildings)	\$ 15,000.00			\$ 15,000.00
	575 NORTH EAST STREET KIMBALL HOUSE COMPENSATION AGREEMENT	\$ 128,000.00	\$ 128,000.00	\$ -	\$ -
1018C	WEST CEMETERY IRONWORK	\$ 25,000.00	\$ 1,526.00	\$ 1,800.00	\$ 21,674.00
1018D	WEST CEMETERY TOWN TOMB	\$ 30,000.00			\$ 30,000.00
1018E	WEST CEMETERY LANDSCAPING	\$ 20,000.00			\$ 20,000.00
1018J	CIVIL WAR TABLETS	\$ 65,000.00	\$ 20,800.00	\$ 3,500.00	\$ 40,700.00
0415B	WEST CEMETERY LIGHTS & SIGNS	\$ 19,065.00	\$ 3,251.28	\$ -	\$ 15,813.72
0610A	WEST CEMETERY RESTORATION & IMPROVEMENTS	\$ 150,000.00	\$ 145,000.00		\$ 5,000.00
1018H	JONES LIBRARY ROOF REPAIRS	\$ 15,000.00	\$ 15,000.00		\$ -
1018I	JONES LIBRARY HVAC STUDY/SPECS	\$ 10,000.00	\$ 6,141.60		\$ 3,858.40
1117F	AMHERST HISTORY MUSEUM	\$ 45,000.00	\$ 9,100.00		\$ 35,900.00
1117G	JONES LIBRARY ROOF REPAIRS	\$ 40,000.00	\$ 40,000.00		\$ -
1117H	NORTH AMHERST LIBRARY REHAB	\$ 12,000.00	\$ 12,000.00		\$ -
	JONES LIBRARY HVAC SPECIAL COLLECTIONS CLIMATE CONTROL	\$ 75,000.00	\$ 32,750.53	\$ 42,249.47	\$ -
1117I	CLIMATE CONTROL	\$ 75,000.00	\$ 32,750.53	\$ 42,249.47	\$ -
1220F	HAWTHORNE HOUSE FEASIBILITY STUDY	\$ 10,000.00			\$ 10,000.00
1220G	CPA PROJECTS CONSULTANT	\$ 20,000.00			\$ 20,000.00
1220H	AMHERST HISTORICAL SOCIETY STRUCTURAL & FEASIBILITY STUDY	\$ 35,000.00			\$ 35,000.00

March 16, 2012

		<b>Community Preservation Act</b>			
		<b>Ongoing Project Balances</b>			
		<b>As of March 2, 2012</b>			
		<b>ORIGINAL BUDGET</b>	<b>TOTAL EXPENDED</b>	<b>OPEN ENCUMBRANCES</b>	<b>AVAILABLE BALANCE</b>
0825I	HISTORIC PRESERVATION RESTRICTIONS APPRAISALS AND SURVEYS	\$ 10,000.00	\$ 1,800.00		\$ 8,200.00
	JONES LIBRARY ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 40,000.00	\$ 24,318.37		\$ 15,681.63
	TOWN CLERK ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 50,000.00	\$ 49,400.56	\$ 599.44	\$ 0.00
1018M	HISTORIC REGISTER DISTRICT NOMINATION (Dickinson District expansion & new Amherst Depot District)	\$ 10,000.00			\$ 10,000.00
1018N	HISTORIC RESOURCE INVENTORY ( Phase II, Historic Bams/Outbuildings)	\$ 15,000.00			\$ 15,000.00
	575 NORTH EAST STREET KIMBALL HOUSE COMPENSATION AGREEMENT	\$ 128,000.00	\$ 128,000.00	\$ -	\$ -
1018C	WEST CEMETERY IRONWORK	\$ 25,000.00	\$ 1,526.00	\$ 1,800.00	\$ 21,674.00
1018D	WEST CEMETERY TOWN TOMB	\$ 30,000.00			\$ 30,000.00
1018E	WEST CEMETERY LANDSCAPING	\$ 20,000.00			\$ 20,000.00
1018J	CIVIL WAR TABLETS	\$ 65,000.00	\$ 20,800.00	\$ 3,500.00	\$ 40,700.00
0415B	WEST CEMETERY LIGHTS & SIGNS	\$ 19,065.00	\$ 3,251.28	\$ -	\$ 15,813.72
0610A	WEST CEMETERY RESTORATION & IMPROVEMENTS	\$ 150,000.00	\$ 145,000.00		\$ 5,000.00
1018H	JONES LIBRARY ROOF REPAIRS	\$ 15,000.00	\$ 15,000.00		\$ -
1018I	JONES LIBRARY HVAC STUDY/SPECS	\$ 10,000.00	\$ 6,141.60		\$ 3,858.40
1117F	AMHERST HISTORY MUSEUM	\$ 45,000.00	\$ 9,100.00		\$ 35,900.00
1117G	JONES LIBRARY ROOF REPAIRS	\$ 40,000.00	\$ 40,000.00		\$ -
1117H	NORTH AMHERST LIBRARY REHAB	\$ 12,000.00	\$ 12,000.00		\$ -
1117I	JONES LIBRARY HVAC SPECIAL COLLECTIONS CLIMATE CONTROL	\$ 75,000.00	\$ 32,750.53	\$ 42,249.47	\$ -
1220F	HAWTHORNE HOUSE FEASIBILITY STUDY	\$ 10,000.00			\$ 10,000.00
1220G	CPA PROJECTS CONSULTANT	\$ 20,000.00			\$ 20,000.00
1220H	AHERST HISTORICAL SOCIETY STRUCTURAL & FEASIBILITY STUDY	\$ 35,000.00			\$ 35,000.00
1220J	NORTH AMHERST COMMUNITY FARM REPAIRS FOR LARGE BARN AND STRUCTURAL STUDY	\$ 25,000.00			\$ 25,000.00
1220K	JONES LIBRARY HISTORICAL PAINTINGS CONSERVATION	\$ 15,000.00			\$ 15,000.00
1220I	HOPE CHURCH RESTORATION REPAIRS	\$ 45,000.00			\$ 45,000.00
1220L	NORTH AMHERST LIBRARY FOUNDATION	\$ 10,000.00			\$ 10,000.00
1220M	JONES LIBRARY CHIMNEY REPAIRS	\$ 113,000.00			\$ 113,000.00
	<b>TOTAL HISTORIC PRESERVATION</b>	<b>\$ 1,140,365.00</b>	<b>\$ 492,645.35</b>	<b>\$ 49,098.91</b>	<b>\$ 598,620.74</b>
	<b>ADMINISTRATIVE</b>				
1220Q	ADMINISTRATIVE EXPENSE	\$ 1,500.00	\$ 569.68	\$ -	\$ 930.32
	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$ 1,500.00</b>	<b>\$ 569.68</b>	<b>\$ -</b>	<b>\$ 930.32</b>
	<b>TOTAL COMMUNITY PRESERVATION FUND APPROPRIATIONS</b>	<b>\$ 2,063,365.00</b>	<b>\$ 856,678.43</b>	<b>\$ 411,968.91</b>	<b>\$ 804,717.66</b>

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED										
for FY2009 thru FY2012										
by Fiscal Year and Category										
					Affordable	Historic	Open Space	Recreation	Admin	
					Housing	Preservation				
<b>FY2009 Appropriations</b>										
5/14/2008	ATM	19A	AH	Community Housing - Olympia Drive	\$ 150,000					
5/14/2008	ATM	19B	AH	Habitat for Humanity - Stanley Street	\$ 30,000					
5/14/2008	ATM	20A	HP	Woman's Club Carriage House		\$ 8,800				
5/14/2008	ATM	20C	HP	Archival Documents Conservation		\$ 20,000				
5/14/2008	ATM	20D	HP	575 North East Street Kimball Farm		\$ 25,600				
6/11/2008	ATM	20B	HP	Hills Mansion		\$ 81,000				
5/5/2008	ATM	12	HP	Debt Service/Town Hall Renovations		\$ 44,250				
5/5/2008	ATM	12	OS/RE	Debt Service/Plum brook				\$ 42,332		
5/14/2008	ATM	21B	OS/RE	appraisals and Surveys - recreation land				\$ 20,000		
5/14/2008	ATM	21A	OS	Appraisals and Surveys - open space			\$ 20,000			
5/14/2008	ATM	21C	OS	Tiejen APR			\$ 80,000			
5/14/2008	ATM	22	OS	Kimball House Compensation Agreement			\$ 50,000			
5/14/2008	ATM	23	ADM	CPAC - Administration					\$ 1,500	
<b>Total Appropriated for FY09</b>					<b>\$ 180,000</b>	<b>\$ 179,650</b>	<b>\$ 150,000</b>	<b>\$ 62,332</b>	<b>\$ 1,500</b>	<b>\$ 573,482</b>
					Affordable	Historic	Open Space	Recreation	Admin	
					Housing	Preservation				
<b>FY2010 Appropriations</b>										
5/11/2009	ATM	18A	AH	Habitat for Humanity - Stanley Street #3	\$ 30,000					
5/11/2009	ATM	18B	AH	Housing Reserve	\$ 17,200					
5/11/2009	ATM	18C	HP	West Cemetery ironwork (Cutler & Dickinson plot fencing, Tomb Door)		\$ 25,000				
5/11/2009	ATM	18D	HP	West Cemetery Town Tomb reconstruction		\$ 30,000				
5/11/2009	ATM	18E	HP	West Cemetery Landscape Improvement (1730-1870 sections)		\$ 20,000				
5/11/2009	ATM	18F	HP	Kimball House Historic Preservation 575 North East street (year 3 of 5)		\$ 25,600				
5/11/2009	ATM	18G	HP	Archival Material Conservation & Restoration (year 4 of 5)		\$ 20,000				
5/11/2009	ATM	18H	HP	Jones Library roof study/bid specs & emergency repairs (if needed)		\$ 15,000				
5/11/2009	ATM	18I	HP	Jones Library Special Collections climate control (HVAC) study/bid specs		\$ 10,000				
5/11/2009	ATM	18J	HP	Civil War Tablets - Phase I Conservation, Engineering & Design, Installation and Interpretation		\$ 65,000				
5/11/2009	ATM	18L	HP	Historic signs (Writer's Walk - Dickinson, Frost, Francis, etc.)		\$ 30,000				
5/11/2009	ATM	18M	HP	Historic Register District Nomination (Dickinson District expansion & new Amherst Depot District)		\$ 10,000				
5/11/2009	ATM	18N	HP	Historic Resource Inventory Phase II, Historic Bams/Outbuildings		\$ 15,000				
6/22/2009	ATM	22	HP	Debt Service/Town Hall Renovations		\$ 42,775				
5/11/2009	ATM	18O	OS	Open Space Surveys and Appraisals			\$ 23,500			
5/6/2009	ATM	19	OS	Open Space - Johnson Property Conservation Restriction			\$ 75,000			
5/6/2009	ATM	20	OS	Open Space - Olendzki Property purchase			\$ 150,000			
6/22/2009	ATM	22	OS/RE	Debt Service/Plum brook				\$ 40,999		
5/11/2009	ATM	18P	ADM	CPAC - Administration					\$ 1,500	
<b>Total Appropriated for FY10</b>					<b>\$ 47,200</b>	<b>\$ 308,375</b>	<b>\$ 248,500</b>	<b>\$ 40,999</b>	<b>\$ 1,500</b>	<b>\$ 646,574</b>

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED										
for FY2009 thru FY2012										
by Fiscal Year and Category										
					Affordable Housing	Historic Preservation	Open Space	Recreation	Admin	
<b>FY2011 Appropriations</b>										
5/10/2010	ATM	17E	AH	Habitat for Humanity - Stanley Street #4	\$ 50,000					
5/12/2010	ATM	17C	AH	<i>Amherst Housing Authority for Capital Improvements to 22 Units of Low Income Housing (borrowing authorization only not part of transfer out)</i>	\$ 350,000					
5/10/2010	ATM	17F	HP	Amherst History Museum		\$ 45,000				
5/10/2010	ATM	17G	HP	Jones Library Roof Restoration		\$ 40,000				
5/10/2010	ATM	17H	HP	North Amherst Library Rehabilitation		\$ 12,000				
5/10/2010	ATM	17I	HP	Jones Library HVAC Special Collections Climate Control		\$ 75,000				
5/10/2010	ATM	17J	HP	Kimball House Historic Preservation 575 North East street (year 4 of 5)		\$ 25,600				
5/5/2010	ATM	9	HP	Debt Service/Town Hall Renovations		\$ 29,768				
5/10/2010	ATM	17K	HP	Jones Library/Town Clerk - Archival Material Conservation & Restoration		\$ 20,000				
5/12/2010	ATM	17L	OS	Surveys and Appraisals			\$ 15,000			
5/12/2010	ATM	17D	OS	Szwacz Property Purchase			\$ 18,000			
5/12/2010	ATM	17B	OS/RE	<i>Hawthorne Property Purchase for Recreation (borrowing authorization only not part of transfer out)</i>				\$ 500,000		
5/5/2010	ATM	9	OS/RE	Debt Service/Plum brook				\$ 36,643		
5/12/2010	ATM	17M	ADM	CPAC - Administration					\$ 1,500	
11/8/2010	STM	7A	OS	Stosz property			\$ 45,000			
11/8/2010	STM	7C	AH	Rolling Green Study	\$ 25,000					
<b>Total Appropriated for FY11</b>					<b>\$ 75,000</b>	<b>\$ 247,368</b>	<b>\$ 78,000</b>	<b>\$ 36,643</b>	<b>\$ 1,500</b>	<b>\$ 438,511</b>
					Affordable Housing	Historic Preservation	Open Space	Recreation	Admin	
<b>FY2012 Appropriations</b>										
5/11/2011	ATM	20E	AH	Affordable Housing appraisals and surveys	\$ 20,000					
5/11/2011	ATM	20F	AH	Hawthorne House feasibility study	\$ 10,000					
5/11/2011	ATM	20D	AH	Habitat for Humanity (Belchertown Road)	\$ 40,000					
5/11/2011	ATM	20C	OS	Stosz property			\$ 150,000			
5/11/2011	ATM	20F	HP	Hawthorne House feasibility study		\$ 10,000				
5/11/2011	ATM	20G	HP	Consultant to complete CPA historic projects		\$ 20,000				
5/11/2011	ATM	20H	HP	Amherst Historical Society Structural & Feasibility Study		\$ 35,000				
5/11/2011	ATM	20I	HP	North Amherst Community Farm repairs for large barn and structural study		\$ 25,000				
5/11/2011	ATM	20K	HP	Jones Library Historical Paintings Conservation		\$ 15,000				
5/11/2011	ATM	20O	HP	Town Clerk Archival Material Conservation		\$ 10,000				
5/11/2011	ATM	20N	HP	Kimball House final year mitigation agreement		\$ 25,600				
5/11/2011	ATM	20I	HP	Hope Church Repairs		\$ 45,000				
5/11/2011	ATM	20L	HP	North Amherst Library Foundation		\$ 10,000				
5/11/2011	ATM	20M	HP	Jones Library Chimney Repairs		\$ 113,000				
5/11/2011	ATM	20Q	ADM	CPAC - Administration					\$ 1,500	
5/11/2011	ATM	20P	RE	UMASS Bike Connector feasibility Study				\$ 50,000		
5/11/2011	ATM	14	RE	Debt Service/Plum brook				\$ 35,244		
5/11/2011	ATM	14	HP	Debt Service/Town Hall Renovations		\$ 28,350				
5/11/2011	ATM	14	RE	Debt Service/Hawthorne Property				\$ 65,007		
5/11/2011	ATM	14	AH	Debt Service/Amherst Housing Authority	\$ 47,250					
5/11/2011	ATM	20B	memo	Budgeted Reserve/ unclassified (200,000 Balance sheet entry)						
<b>Total Appropriated for FY12</b>					<b>\$ 117,250</b>	<b>\$ 336,950</b>	<b>\$ 150,000</b>	<b>\$ 150,251</b>	<b>\$ 1,500</b>	<b>\$ 755,951</b>

<b>CPA Funds Returned to Fund Balance</b>				
<b>for FY2009 thru FY2012</b>				
<b>As of February 29, 2012</b>				
<b>Date</b>			<b>Description</b>	<b>Returned Apprn</b>
4/27/2005	ATM	10E	Interpretive Publications (returned balance)	\$ 2,911.00
6/14/2006	ATM	33F	Interpretive publication: guidebook to the Central Business District National Historic Register District in Downtown Amherst (project rescinded)	\$ 7,500.00
6/18/2007	ATM	25E	Interpretive Publications - (East Village District)	\$ 3,000.00
5/14/2008	ATM	21C	Tiejen APR (unused balance)	\$ 8,000.00
5/14/2008	ATM	20C	Woman's Club Carriage House (project rescinded)	\$ 8,800.00
			<b>Returned FY2009 Year End</b>	<b>\$ 30,211.00</b>
6/18/2007	ATM	24A	3 Deferred payment loans (project rescinded)	\$ 150,000.00
6/11/2008	ATM	20B	Hills Mansion Lots (project rescinded)	\$ 81,000.00
6/18/2007	ATM	25H	Archeological Site Surveys (Bay rd Intersection) (project rescinded)	\$ 7,500.00
6/14/2006	ATM	33B	Survey and design of entrance (next to Carriage shops) to historic West Cemetery (returned balance)	\$ 2,459.58
6/14/2006	ATM	33C	Historical research of East Village Common, their first settlement of Amherst (returned balance)	\$ 6,635.00
			<b>Returned FY2010 Year End</b>	<b>\$ 247,594.58</b>
10/28/2002	ATM	08A	Historic Preservation Appraisals & Surveys	\$ 860.00
6/14/2006	ATM	33H	Historic Preservation Appraisals & Surveys	\$ 6,700.00
6/18/2007	ATM	25D	HP Interpretive Signs - East Village District	\$ 10,000.00
11/7/2007	STM	08A	Town Hall Restoration	\$ 39,799.59
			<b>Returned FY2011 Year End</b>	<b>\$ 57,359.59</b>
5/12/2010	ATM	17B	Hawthorne Property Purchase for Recreation	\$ 552.56
			<b>Returned FY2012 Year to Date</b>	<b>\$ 552.56</b>